

**AGENDA
DAYTON PLANNING COMMISSION**

DATE: THURSDAY, NOVEMBER 8, 2018
PLACE: CITY HALL ANNEX, 408 FERRY STREET, DAYTON, OREGON
TIME: 6:30 PM

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER	
B.	APPROVAL OF ORDER OF AGENDA	
C.	APPEARANCE OF INTERESTED CITIZENS	
This time is reserved for questions or comments from persons in the audience on any topic.		
D.	APPROVAL OF MINUTES 1. July 12, 2018	1
E.	PUBLIC HEARING <i>The Planning Commission will hold a public hearing to obtain citizen input on the development of a proposed subdivision to be named Dayton Point..</i>	
F.	ACTION ITEMS 1. Review request for Construction of a limited density residential subdivision to be named Dayton Point.	3
G.	OTHER BUSINESS	
H.	ADJORN	

Posted: 10/17/2018
By: Cyndi Park, Planning Coordinator

Persons with hearing, visual or manual impairments who wish to participate in the meeting should contact the City of Dayton at least 32 working hours (4 days) prior to the meeting date in order that appropriate communication assistance can be arranged. The Dayton City Hall Annex is accessible to the disabled. Please let us know if you need any special accommodations to attend this meeting.

**Next Scheduled Meeting Date
Thursday, December 13, 2018**

City of Dayton, PO Box 330, 416 Ferry Street, Dayton Oregon 97114
Phone: (503) 864-2221 Fax: (503) 864-2956
Email: cityofdayton@ci.dayton.or.us Website: www.ci.dayton.or.us

MINUTES
DAYTON PLANNING COMMISSION
REGULAR SESSION
JULY 12, 2018

PRESENT: Ann-Marie Anderson
Carol Hatfield
Pam Horst
Gary Wirfs

ABSENT: Tim Parsons

STAFF: Steve Sagmiller, City Public Works Director
Lisa Brosnan, City Planner
Vicki Durand, Community Development Assistant

A. CALL TO ORDER

Vice-Chairman Ann-Marie Anderson called the meeting to order at 6:30 pm.

B. APPROVAL OF ORDER OF AGENDA

There were no changes to the agenda and no public comment.

C. APPEARANCE OF INTERESTED CITIZENS

None present.

D. APPROVAL OF MINUTES

Carol Hatfield moved to approve the minutes from May 10, 2018. Seconded by Pam Horst. Motion carried with Anderson, Hatfield, Horst, and Wirfs voting aye. Parsons was absent.

E. PUBLIC HEARING

The public hearing was opened by Vice-Chair Ann-Marie Anderson at 6:32 pm with the reading of the hearing statement. City Planner Lisa Brosnan read the specific request before the Planning Commission regarding the placement of a 48 square foot control building with generator, within a fenced enclosure of 416 square feet on an historic landmark site.

Ann-Marie Anderson asked if there were any objections to the notices sent in this case, none were noted. Ann-Marie Anderson asked if there were any objections to the jurisdiction of the commission to hear and decide this case, none were noted.

City Planner Lisa Brosnan summarized the staff report, dated July 5, 2018, stating that the Historic Preservation Committee (HPC) is aware the project is needed by the city so looked at ways to mitigate it intact, ascetically, asking that the fence shall be set back from the front façade of the middle school by at least one foot, so that it is not flush with the front of the building. She concluded that staff and the HPC recommend approval with the condition of approval.

Public Works Director Steve Sagmiller explained that the building will be a control structure, housing controls for the sewer lift station located at 9th and Ferry. He went on to say that new controls will be installed and that electrical connections will be relocated from the wet well where they are currently located to the building. Moving the electrical connections will require boring under the driveway. The structure will be placed next to the middle school with a privacy fence that matches the existing fence around the school on 9th Street. The committee was advised that the school district has granted the City an easement for the work.

Gary Wirfs asked about the type of materials to be used for the structure. Public Works Director Steve Sagmiller explained that it will be a pre-fabricated building and as such the city does not have a lot of options as to building design. He stated that price was a factor when making the selection and that the city plans to purchase the least expensive model that will fulfill the needs of holding the equipment needed to run the lift station. The building will have an emergency light on the outside as well as a backup generator, which will be located outside of the building, within the fenced area, should an issue occur with the electrical connections.

Ann-Marie Anderson closed the public hearing at 6:45 pm.

F. ACTION ITEMS

1. **Review Request for New Construction of a 9th Street Lift Station, Control Building and Generator to be placed at 801 Ferry Street.**

Pam Horst made a motion to approve the application for HIST 2018-02 as recommended by staff. Carol Hatfield seconded the motion, as there were none opposed the motion passed.

G. OTHER BUSINESS

No other business was noted.

H. ADJOURN

There being no further business, the meeting adjourned at 6:46 pm.

Respectfully submitted:

APPROVED BY PLANNING COMMISSION
on

As Written **As Amended**

By: Vicki Durand
Community Development Assistant

City of Dayton

Post Office Box 339
416 Ferry Street
Dayton, Oregon 97114-0339
Phone: (503) 864-2221
Fax: (503) 864-2956
cityofdayton@ci.dayton.or.us
www.ci.dayton.or.us

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 8, 2018 at 6:30 pm, the Dayton Planning Commission will conduct a public hearing to consider the following request. The meeting will be held at City Hall Annex, 408 Ferry Street, Dayton, OR 97114.

FILE NUMBER: SUB 2018-07
APPLICANT/OWNER: City of Dayton
LOCATION: Yamhill County Assessor's Map/Tax Lot: 4317DD/02600
ADDRESS: 612 4th Street
SIZE: Approximately 1.38 acres
CURRENT USE: Vacant
ZONING: Limited Density Residential (R-2)

REQUEST: Subdivision of approximately 1.38 acres into 6 lots.

CRITERIA: **Dayton Development Code:**
Section 2.103: Limited Density Residential (R-2)
Section 3.102: General Provisions
Section 3.109: Subdivisions and Planned Unit Developments
Section 2.307: Development Standards for Land Divisions
Section 2.302: Street Standards

Persons wishing to speak for or against this proposal may appear in person or by representative at the date and time listed above. Written testimony will be received up to one week prior to the hearing at City of Dayton 416 Ferry Street, Dayton, OR 97114. All testimony should be directed to the applicable criteria.

Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal of the Planning Commission decision to the City Council. It is the applicant's responsibility to raise constitutional or other issues relating to any proposed condition of approval. The failure of the applicant to raise such issues with sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes an action for damages in circuit court.

A copy of the application documents and evidence submitted by or on behalf of the applicant and applicable standards are available for inspection at no cost and will be provided at a reasonable cost. A staff report related to this application will be available for inspection seven (7) days prior to the hearing at no cost and copies provided at reasonable cost.

For additional information, please contact Lisa Brosnan at 503-540-1616.



on Jul 30 2018 08:57:31 AM.



Sub-Divisions & PUDs Application

416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
Fax # (503) 864-2956
www.ci.dayton.or.us
cityofdayton@ci.dayton.or.us

For City of Dayton use:

Date Notice Received:	Received By:	File Number:
Public Hearing Date:	Fee Amount:	Deposit Amount:
Public Hearing Notice Mail Date:	Appeal Decision Date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied

Applicant Information:

Applicant Name: JEREMY NETTROUER

Mailing Address: 10902 SW OLD SHERIDAN RD City: MCMINNVILLE ST: OR Zip: 97128

Phone Number: (503) 883-3348 Email: JNETTROUER@SKAPEDEV.COM

Site Address or Location: PARCEL 3 PARTITION PLAT 92-40 DAYTON, OR

Property Owner Information:

Property Owner(s): JEREMY NETTROUER

Address: 10902 SW OLD SHERIDAN RD City: MCMINNVILLE ST: OR Zip: 97128

Phone: (503) 883-3348 Email Address: JNETTROUER@SKAPEDEV.COM

Sub-Division Request **Planned Unit Development (PUD) Request**

Number of Lots or Units Proposed: SIX LOTS ARE BEING PROPOSED.

Please describe your request (be specific): PLEASE SEE ATTACHED NARRATIVE

Applicant Signanture:  Date: 10-05-18

Property Owner Signanture: _____ Date: _____

I/We the above signed, consent to the proposed Sub-Division or Planned Unit Development for development of our property as indicated on this application.

For Office Use

Fee:	Amount Paid:	Date Paid:	Receipt #
Applicant Notification Date:		Comments:	
Professional Services Amount:	Date Paid:	<input type="checkbox"/> Planner <input type="checkbox"/> Engineer <input type="checkbox"/> Staff Time	

Consultants (please list all that apply)

Planning Engineering Surveyor Other

Name: ROSE RIPPEE / ROBERT RIPPEE Physical Address: 19120 SW BUTTERNUT ST
Firm: ALIGNED ENGINEERING, LLC City: ALOHA ST: OR Zip: 97078
Mailing Address: 19120 SW BUTTERNUT ST Telephone #: (503) 737-4750
City: ALOHA ST: OR Zip: 97078 Cell Phone #: (503) 737-4750
Email Address: ROSE@AEPNW.COM

Planning Engineering Surveyor Other

Name: _____ Physical Address: _____
Firm: _____ City: _____ ST: _____ Zip: _____
Mailing Address: _____ Telephone #: _____
City: _____ ST: _____ Zip: _____ Cell Phone #: _____
Email Address: _____

Planning Engineering Surveyor Other

Name: _____ Physical Address: _____
Firm: _____ City: _____ ST: _____ Zip: _____
Mailing Address: _____ Telephone #: _____
City: _____ ST: _____ Zip: _____ Cell Phone #: _____
Email Address: _____

Planning Engineering Surveyor Other

Name: _____ Physical Address: _____
Firm: _____ City: _____ ST: _____ Zip: _____
Mailing Address: _____ Telephone #: _____
City: _____ ST: _____ Zip: _____ Cell Phone #: _____
Email Address: _____

Planning Engineering Surveyor Other

Name: _____ Physical Address: _____
Firm: _____ City: _____ ST: _____ Zip: _____
Mailing Address: _____ Telephone #: _____
City: _____ ST: _____ Zip: _____ Cell Phone #: _____
Email Address: _____

Planning Engineering Surveyor Other

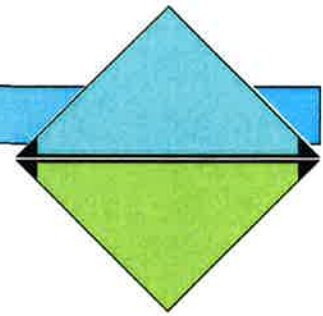
Name: _____ Physical Address: _____
Firm: _____ City: _____ ST: _____ Zip: _____
Mailing Address: _____ Telephone #: _____
City: _____ ST: _____ Zip: _____ Cell Phone #: _____
Email Address: _____

ALIGNED ENGINEERING, LLC

Drafting and Design Support

Aloha, OR 97078

www.alignedengineeringllc.com



Narrative for Dayton Point Subdivision Application

A subdivision of Partition Plat 92-40's Parcel 3 is being proposed at the intersection of 4th Street and Mills Street in Dayton, OR.

The application for the proposed subdivision is intended for R2 zoning. The civil plans were created to satisfy the Title 7: Land Use Development Code (10/07/13 version). The proposal is for six (6) single-detached houses (four (4) two-story houses and two (2) one-story houses). All single-detached houses are on lots which satisfy the minimum 6000 sq. ft. requirement. The approximate locations and sizes of the proposed lots are summarized in the table below:

Approximate Location	Lot No.	No. of Story	Type	Lot Size (Sq. Ft.)	House Size (Sq. Ft.)
North	1	1	Detached	6,360	1,855
East	2	2	Detached	6,000	3,745
	3	2	Detached	6,000	4,900
South	4	1	Detached	6,040	2,030
West	5	2	Detached	10,536	3,650
	6	2	Detached	10,626	3,294

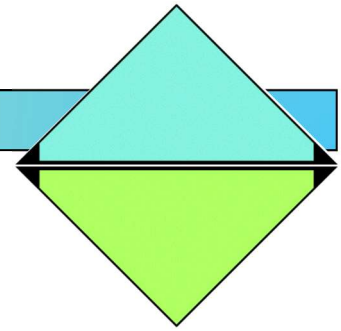
A private street connecting the subdivision to Mill Street will be constructed. The total paved width is 20 feet at the narrowest (to avoid adjacent property impacts to their mailbox and access) and typically 29 feet. A minimum of six on-street parking spaces will be provided, and each lot will have two off-street parking. A firetruck turn-around which satisfies Dayton standards (see Sheet C-3) will be provided. In addition, both a street light as well as a fire hydrant and all applicable will also be provided (see Sheet C-3).

The water and fire hydrant are illustrated in Sheet C-4 of the civil engineering plans. The water line would be installed according to Dayton's standards and in coordination with the existing utilities company.

The property is graded such that the storm water will be released to the adjacent gulch (see Sheet C-4). The storm water system was designed using a storm outlet energy dissipater basin that would release the storm water at the base of the ravine.

The sewer would be connected to the existing sewer line on Mill Street (see Sheet C-4). A total of four connections will be made to the existing sanitary line. A private manhole will be installed in the subdivision. Also, the units adjacent to Mill street will be built such that they will not encroach on the existing sanitary easement.

The private road, sewer and storm water systems will all be maintained by the owners of the subdivision. Landscaping will also be provided by the owner.



Narrative for Dayton Point Subdivision Application

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South	4	1	Detached	6,040	2,030
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LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY IN YAMHILL, STATE OF OREGON, DESCRIBED AS FOLLOWS: PARCEL 3 OF PARTITION PLAT 92-40, RECORDED MAY 28, 1992 IN VOLUME 3, PAGE 230, PLAT RECORDS OF YAMHILL COUNTY, STATE OF OREGON.

SHEET INDEX

- C-1 COVER SHEET / PRELIMINARY PLAT
- C-2 GENERAL NOTES
- C-3 GRADING PLAN / HORIZONTAL CONTROL / TEMPORARY EROSION CONTROL PLAN
- C-4 SITE / COMPOSITE UTILITY PLAN
- C-5 STORM AND ROADWAY DETAILS
- C-6 WATER AND SANITARY DETAILS
- C-7 TEMPORARY EROSION CONTROL DETAILS

SITE INFORMATION

PARCEL NUMBER: 3
 ADDRESS: PARCEL 3 PARTITION PLAT 92-40 DAYTON, OR
 SITE AREA: 59,952 SQ. FT. / 1.38 ACRES
 PERVIOUS AREA: TO BE CALCULATED
 IMPERVIOUS AREA: TO BE CALCULATED
 ZONING: R2
 SCHOOL DISTRICT: DAYTON SCHOOL DISTRICT #8
 WATER: CITY OF DAYTON
 SEWER: CITY OF DAYTON

LOT AREAS

- LOT #1 - 6,360 SQ. FT.
- LOT #2 - 6,000 SQ. FT.
- LOT #3 - 6,000 SQ. FT.
- LOT #4 - 6,040 SQ. FT.
- LOT #5 - 10,536 SQ. FT.
- LOT #6 - 10,626 SQ. FT.

OWNER

JEREMY NETTROUER
 MCMINNVILLE, OR

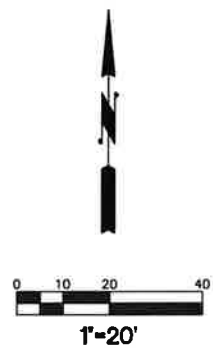
ENGINEER

ALIGNED ENGINEERING, LLC
 19120 SW BUTTERNUT ST.
 ALOHA, OR 97078
 (541-225-7157)
 ENGINEERING CONTACT: ROBERT RIPPEE, P.E.

TOPOGRAPHICAL SURVEY

FOR: DAYTON POINT, LLC
 LOCATION: THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF DAYTON, OREGON
 TAX LOT: 431700-2600
 INST NO: 2017-10380
 DATE: 26 MARCH 2018
 BY: MAGNESS LAND SURVEYING
 WILLAMINA, OREGON 97396
 CELL: 971-237-3413
 PO BOX 1239
 E-MAIL: MAGNESS2006@GMAIL.COM

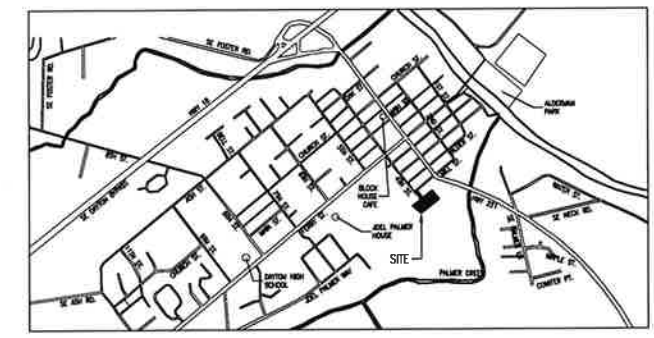
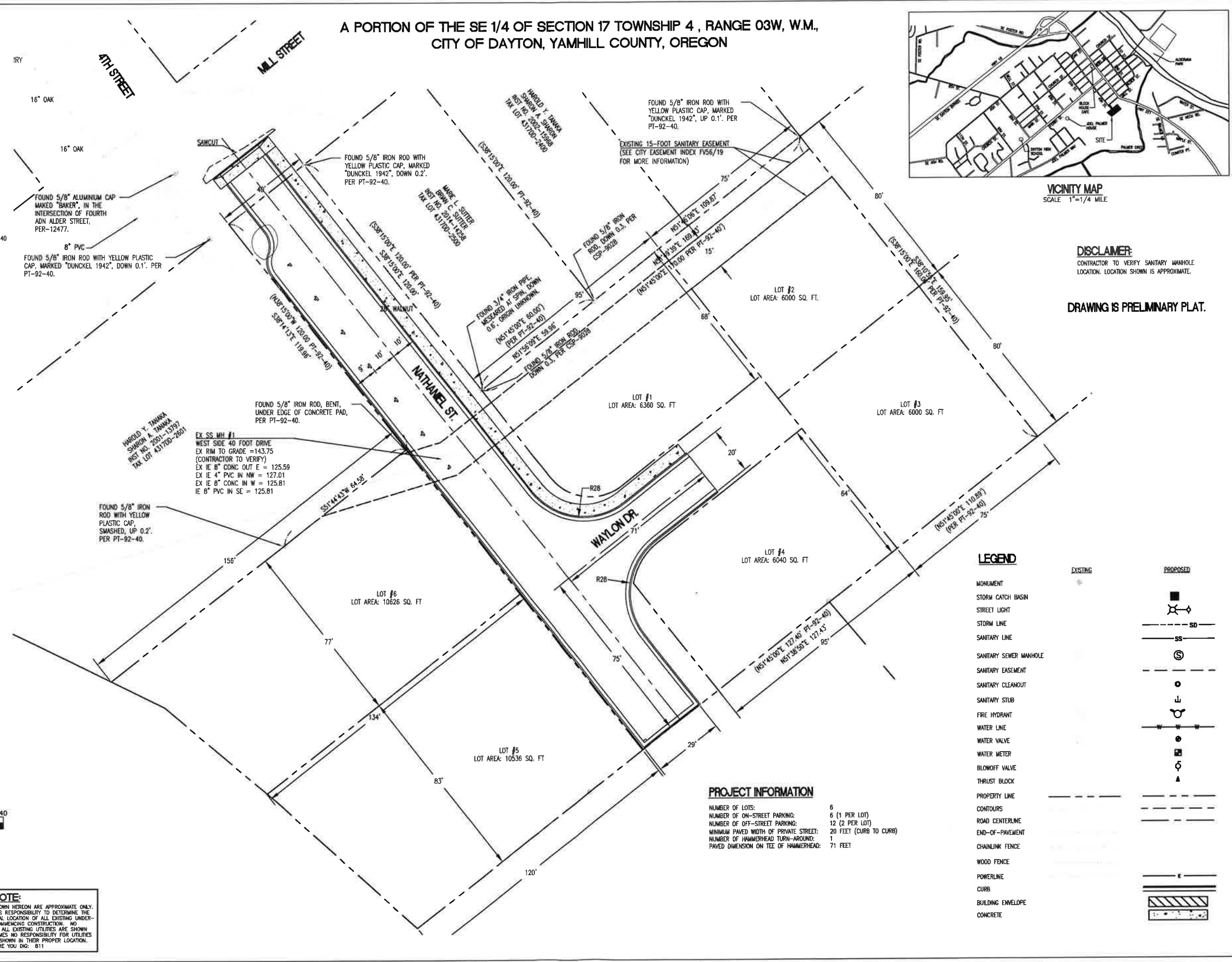
SURVEY WAS SUPPLEMENTED WITH AVAILABLE LIDAR DATA.



NOTE:
 EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG: 811

Call 811 before you Dig

A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 , RANGE 03W, W.M., CITY OF DAYTON, YAMHILL COUNTY, OREGON



VICINITY MAP
 SCALE 1"=1/4 MILE

DISCLAIMER:
 CONTRACTOR TO VERIFY SANITARY MANHOLE LOCATION. LOCATION SHOWN IS APPROXIMATE.

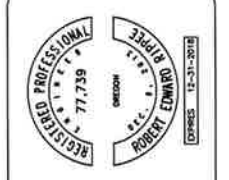
DRAWING IS PRELIMINARY PLAT.

PROJECT INFORMATION

- NUMBER OF LOTS: 6
- NUMBER OF ON-STREET PARKING: 6 (1 PER LOT)
- NUMBER OF OFF-STREET PARKING: 12 (2 PER LOT)
- MINIMUM PAVED WIDTH OF PRIVATE STREET: 20 FEET (CURB TO CURB)
- NUMBER OF HAMMERHEAD TURN-AROUND: 1
- PAVED DIMENSION ON TEE OF HAMMERHEAD: 71 FEET

LEGEND

- MONUMENT
- STORM CATCH BASIN
- STREET LIGHT
- STORM LINE
- SANITARY LINE
- SANITARY SEWER MANHOLE
- SANITARY EASEMENT
- SANITARY CLEANOUT
- SANITARY STUB
- FIRE HYDRANT
- WATER LINE
- WATER VALVE
- WATER METER
- BLOWOFF VALVE
- THRUST BLOCK
- PROPERTY LINE
- CONTOURS
- ROAD CENTERLINE
- END-OF-PAVEMENT
- CHAINLINK FENCE
- WOOD FENCE
- POWERLINE
- CURB
- BUILDING ENVELOPE
- CONCRETE



TITLE: COVER SHEET / PRELIMINARY PLAT
 DAYTON POINT SUBDIVISION
 CITY OF DAYTON OREGON

CLIENT: JEREMY NETTROUER
 MCMINNVILLE, OR
 (530) 883-3348

ALIGNED ENGINEERING, LLC
 Drafting and Design Support
 ALOHA, OR 97078
 Rose Emergo, Ph.D.
 Robert Rippee, P.E.
 Website: www.alignedengineeringllc.com

DESIGNED: RSE
DRAWN: REM
CHECKED: RER
DATE: 9/27/18

SHEET C-1
1 of 7
JOB NO. 170005

TOPOGRAPHICAL SURVEY

FOR: DAYTON POINT, LLC
 LOCATION: THE SOUTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 4 SOUTH, RANGE 3 WEST,
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 TAX LOT: 431700-2600
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 BY: MAGNESS LAND SURVEYING
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 CELL: 971-237-3413
 PO BOX 1239
 E-MAIL: MAGNESS2006@GMAIL.COM

SURVEY WAS SUPPLEMENTED WITH AVAILABLE LIDAR DATA

BASIS OF BEARING

LOCAL BEARING BY MAGNESS AND LAND SURVEYING
 CELL: 971-237-3413
 PO BOX 1239
 E-MAIL: MAGNESS2006@GMAIL.COM

VERTICAL DATUM

LOCAL DATUM BY MAGNESS AND LAND SURVEYING
 CELL: 971-237-3413
 PO BOX 1239
 E-MAIL: MAGNESS2006@GMAIL.COM

DAYTON STANDARD PLAN NOTES

SEE SHEET C-2

GRADING NOTES

SEE SHEET C-2, NOTES #33 TO #57 FOR GRADING,
 PAVING AND DRAINAGE NOTES.

GENERAL NOTES

1. CHANNELIZATION SHALL ADHERE TO MUTCD 2009 STANDARDS.
2. SIGNS SHALL BE PLACED 2' BACK FROM FACE OF CURB.
3. SPOT ELEVATION SHOWN NEAR THE GUTTER ARE FLOWLINE ELEVATIONS.
4. DRIVEWAY LOCATIONS, FINISHED FLOORS AND BUILDING ENVELOPES SHALL BE FINALIZED BY THE CONTRACTOR.

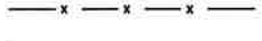
TESC LEGEND

INTERIM CB INLET PROTECTION
 TYPE 4 OR 5
 SEE CWS STD DWG NO 910 AND

CLEARING LIMITS

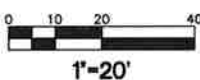
SEDIMENT FENCE
 SEE CWS STD DWG NO 875

TEMPORARY CONSTRUCTION ENTRANCE
 SEE CWS STD DWG NO 855

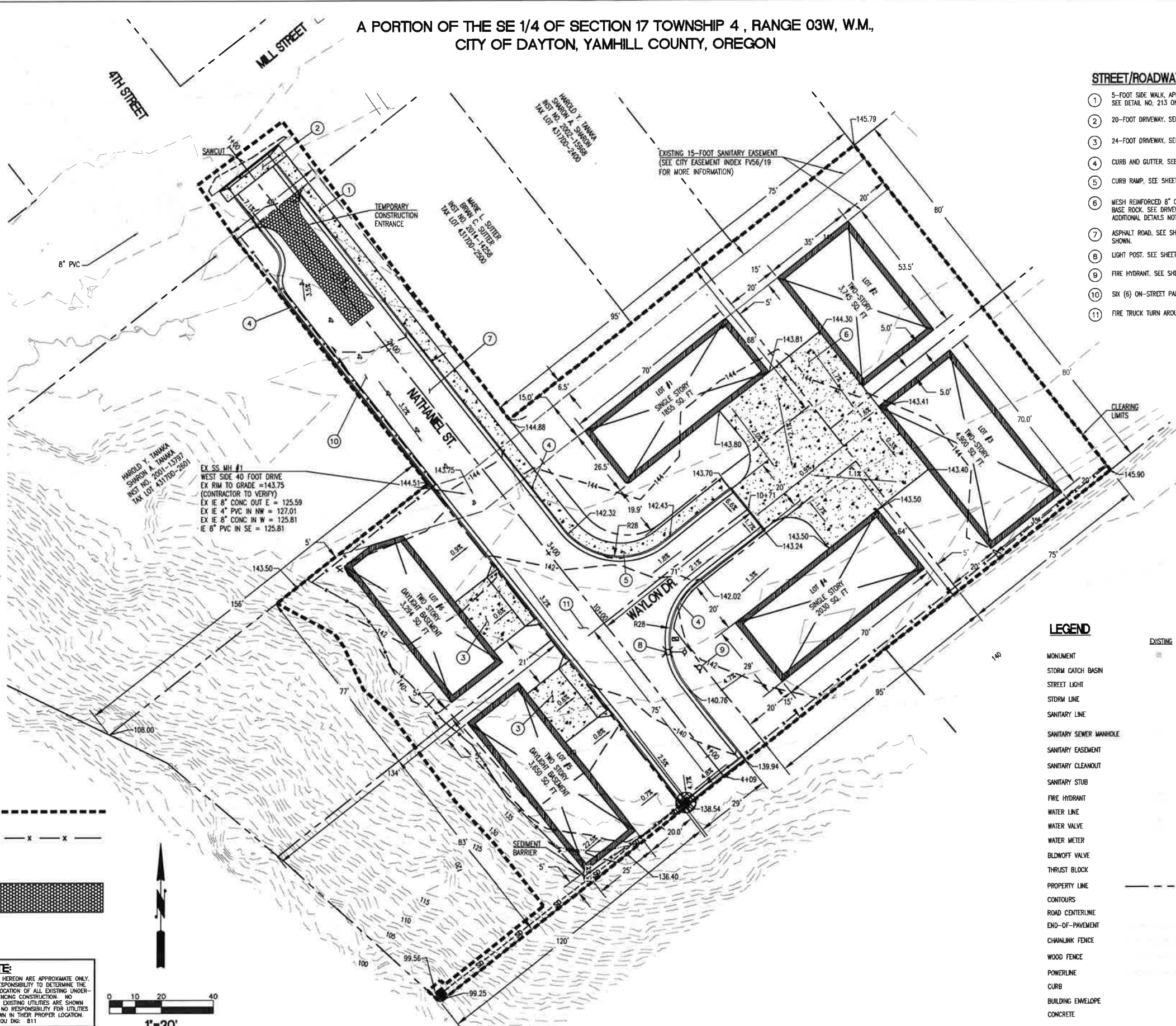


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 CITY OF DAYTON, YAMHILL COUNTY, OREGON**

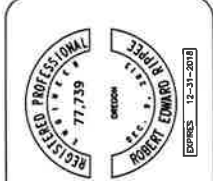


STREET/ROADWAY INFORMATION

- 1 5-FOOT SIDE WALK, APPROXIMATELY 253 FEET LONG. SEE DETAIL NO. 213 ON SHEET C-5.
- 2 20-FOOT DRIVEWAY. SEE SHEET C-5, DETAIL NO. 212A
- 3 24-FOOT DRIVEWAY. SEE SHEET C-5, DETAIL NO. 213
- 4 CURB AND GUTTER. SEE SHEET C-5, DETAIL NO. 210
- 5 CURB RAMP. SEE SHEET C-5, DETAIL NO. 214A
- 6 MESH REINFORCED 8" CONCRETE PAD WITH 4" CRUSHED AGGREGATE BASE ROCK. SEE DRIVEWAY DETAIL ON SHEET C-5, DETAIL NO. 213 FOR ADDITIONAL DETAILS NOT SHOWN.
- 7 ASPHALT ROAD. SEE SHEET C-5, DETAIL NO. 201-1 FOR DETAILS NOT SHOWN.
- 8 LIGHT POST. SEE SHEET C-5, DETAIL NO. 230
- 9 FIRE HYDRANT. SEE SHEET C-6, DETAIL NO. 503
- 10 SIX (6) ON-STREET PARKING. SEE SHEET C-5, DETAIL NO. 236.
- 11 FIRE TRUCK TURN AROUND. SEE SHEET C-5, DETAIL NO. 220.

LEGEND

EXISTING	PROPOSED
MONUMENT	
STORM CATCH BASIN	
STREET LIGHT	
STORM LINE	
SANITARY LINE	
SANITARY SENDER MANHOLE	
SANITARY EASEMENT	
SANITARY CLEANOUT	
SANITARY STUB	
FIRE HYDRANT	
WATER LINE	
WATER VALVE	
WATER METER	
BLOWOFF VALVE	
THRUST BLOCK	
PROPERTY LINE	
CONTOURS	
ROAD CENTERLINE	
END-OF-PAVEMENT	
CHAINLINK FENCE	
WOOD FENCE	
POWERLINE	
CURB	
BUILDING ENVELOPE	
CONCRETE	



TITLE:
 GRADING PLAN / HORIZONTAL CONTROL
 TEMPORARY EROSION CONTROL PLAN
 DAYTON POINT SUBDIVISION
 OREGON

CLIENT:
 JEREMY NETTROUER
 MCMINVILLE, OR
 (530) 883-3348

ALIGNED ENGINEERING, LLC
 Drafting and Design Support
 ALOHA, OR 97078
 Rose Emergo, Ph.D.
 Robert Rippee, P.E.
 Website: www.alignedengineeringllc.com

DESIGNED: RSE
DRAWN: REM
CHECKED: RER
DATE: 9/17/18

SHEET
 C-3
 3 of 7
JOB NO.
 170005

A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 , RANGE 03W, W.M.,
CITY OF DAYTON, YAMHILL COUNTY, OREGON

BASIS OF BEARING

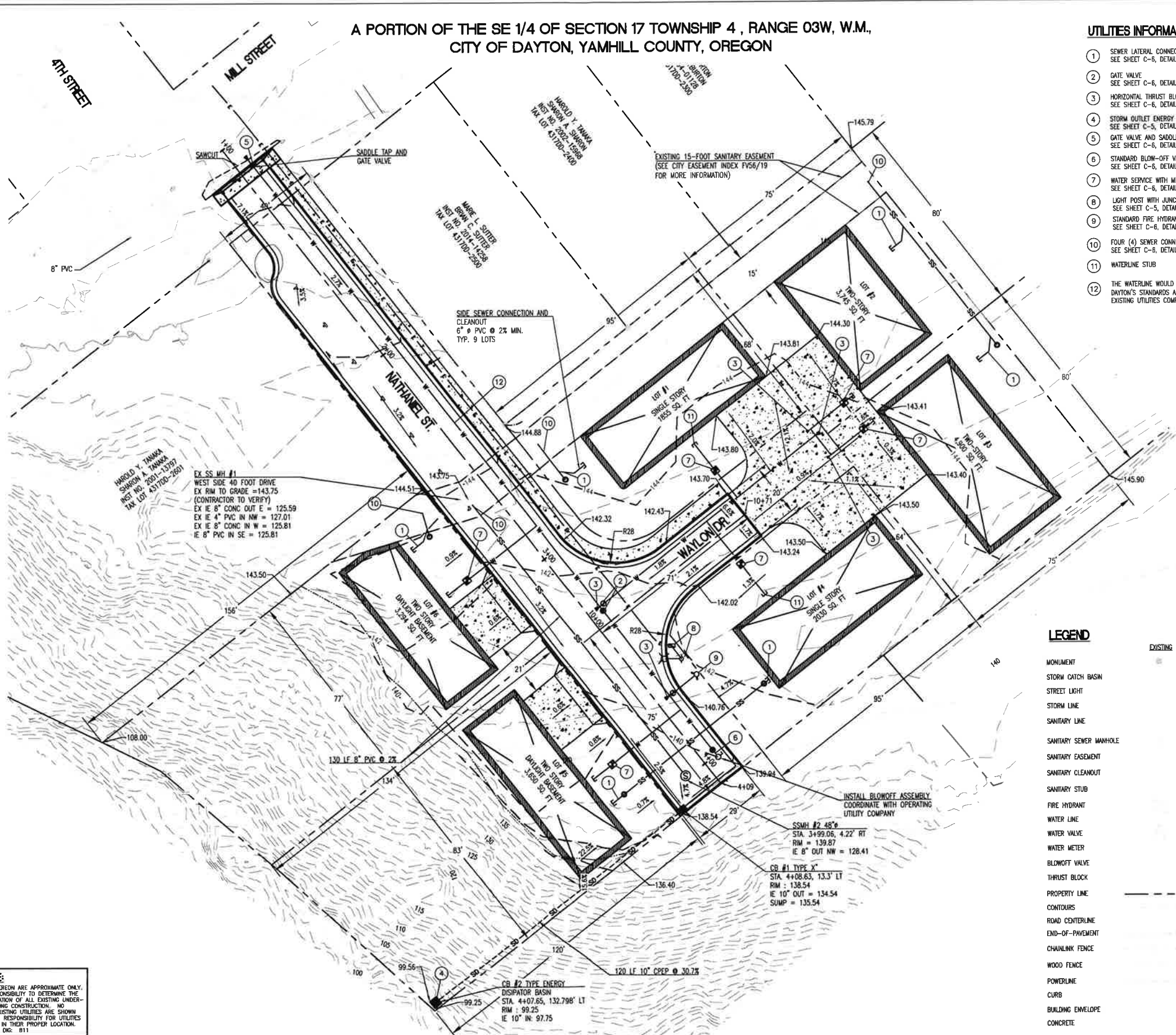
LOCAL BEARING BY MAGNESS AND LAND SURVEYING
CELL: 971-237-3413
PO BOX 1239
E-MAIL: MAGNESS2006@GMAIL.COM

VERTICAL DATUM

LOCAL DATUM BY MAGNESS AND LAND SURVEYING
CELL: 971-237-3413
PO BOX 1239
E-MAIL: MAGNESS2006@GMAIL.COM

GENERAL NOTES

1. CHANNELIZATION SHALL ADHERE TO MUTCD 2009 STANDARDS.
2. SIGNS SHALL BE PLACED 2' BACK FROM FACE OF CURB.
3. SPOT ELEVATION SHOWN NEAR THE GUTTER ARE FLOWLINE ELEVATIONS.
4. DRIVEWAY LOCATIONS, FINISHED FLOORS AND BUILDING ENVELOPES SHALL BE FINALIZED BY THE CONTRACTOR.
5. OREGON WATER SERVICE WILL DESIGN ALL WATER UTILITIES.
6. THE DEPICTION OF EXISTING UNDERGROUND UTILITIES AND OTHER TOPOGRAPHICAL FEATURES SHOULD BE CONSIDERED APPROXIMATE AND INCOMPLETE. THE CONTRACTOR SHALL MAKE INDEPENDENT CONFIRMATION OF THEIR LOCATION.

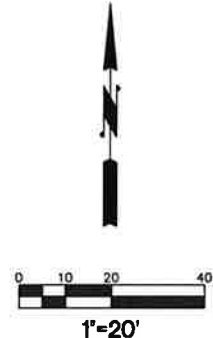


UTILITES INFORMATION

- 1 SEWER LATERAL CONNECTION AND CLEANOUT SEE SHEET C-6, DETAIL NO. 415 AND 416
- 2 GATE VALVE SEE SHEET C-6, DETAIL NO. 501
- 3 HORIZONTAL THRUST BLOCKING SEE SHEET C-6, DETAIL NO. 510
- 4 STORM OUTLET ENERGY DISSIPATOR BASIN SEE SHEET C-5, DETAIL NO. 313A
- 5 GATE VALVE AND SADDLE TAP SEE SHEET C-6, DETAIL NO. 505
- 6 STANDARD BLOW-OFF VALVE ASSEMBLY WITH PLUGGED END SEE SHEET C-6, DETAIL NO. 507
- 7 WATER SERVICE WITH METER SEE SHEET C-6, DETAIL NO. 515
- 8 LIGHT POST WITH JUNCTION BOX SEE SHEET C-5, DETAIL NO. 230
- 9 STANDARD FIRE HYDRANT ASSEMBLY SEE SHEET C-6, DETAIL NO. 503
- 10 FOUR (4) SEWER CONNECTION TO EXISTING SEE SHEET C-6, DETAIL NO. 419
- 11 WATERLINE STUB
- 12 THE WATERLINE WOULD BE INSTALLED ACCORDING TO DAYTON'S STANDARDS AND IN COORDINATION WITH THE EXISTING UTILITIES COMPANY.

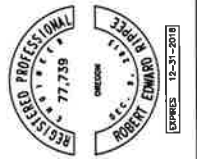
LEGEND

EXISTING	PROPOSED
MONUMENT	MONUMENT
STORM CATCH BASIN	STORM CATCH BASIN
STREET LIGHT	STREET LIGHT
STORM LINE	STORM LINE
SANITARY LINE	SANITARY LINE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY EASEMENT	SANITARY EASEMENT
SANITARY CLEANOUT	SANITARY CLEANOUT
SANITARY STUB	SANITARY STUB
FIRE HYDRANT	FIRE HYDRANT
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
BLOWOFF VALVE	BLOWOFF VALVE
THRUST BLOCK	THRUST BLOCK
PROPERTY LINE	PROPERTY LINE
CONTOURS	CONTOURS
ROAD CENTERLINE	ROAD CENTERLINE
END-OF-PAVEMENT	END-OF-PAVEMENT
CHAINLINK FENCE	CHAINLINK FENCE
WOOD FENCE	WOOD FENCE
POWERLINE	POWERLINE
CURB	CURB
BUILDING ENVELOPE	BUILDING ENVELOPE
CONCRETE	CONCRETE



NOTE:
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TITLE: COMPOSITE UTILITY PLAN
DAYTON POINT, LLC SUBDIVISION
CITY OF DAYTON OREGON

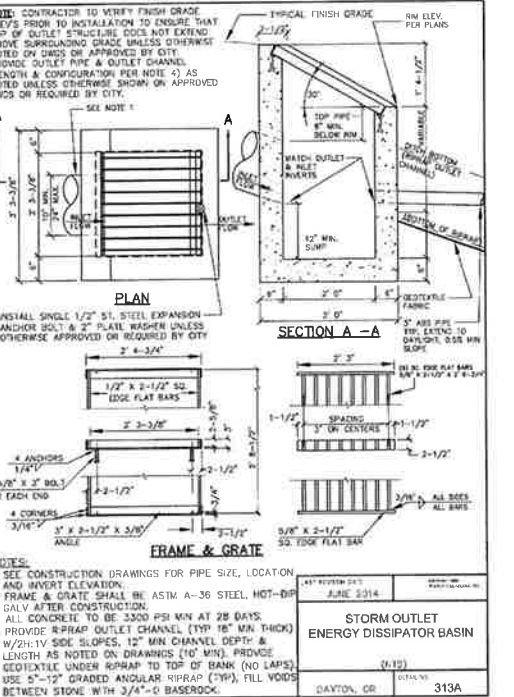
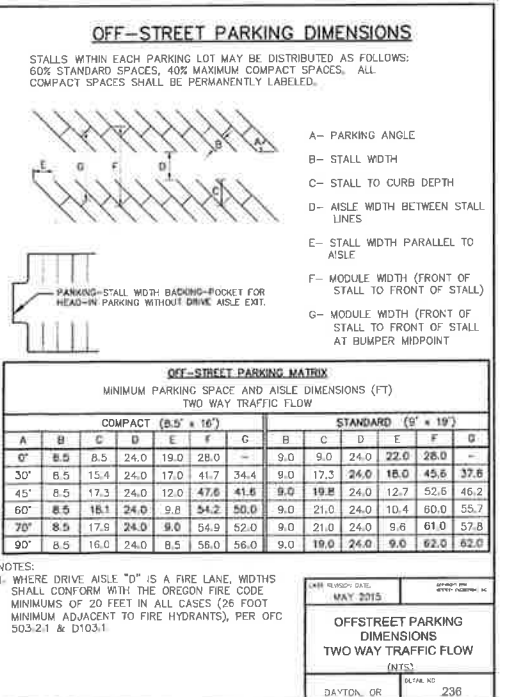
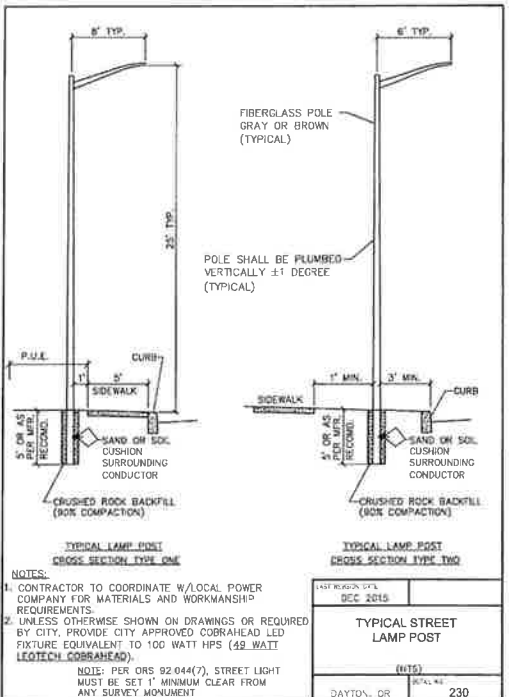
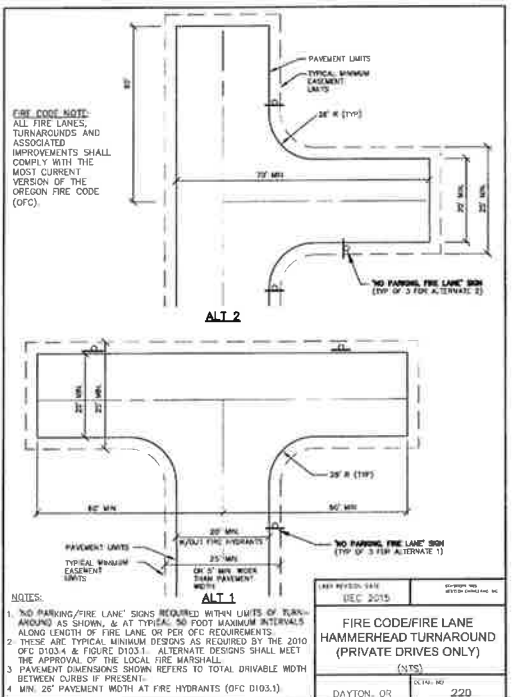
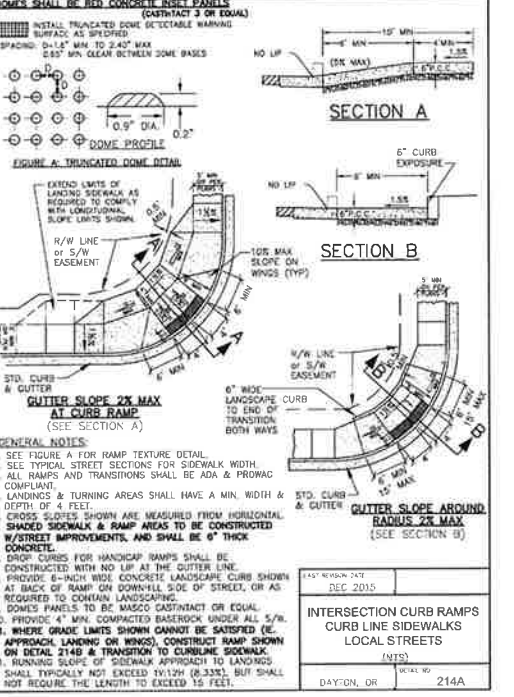
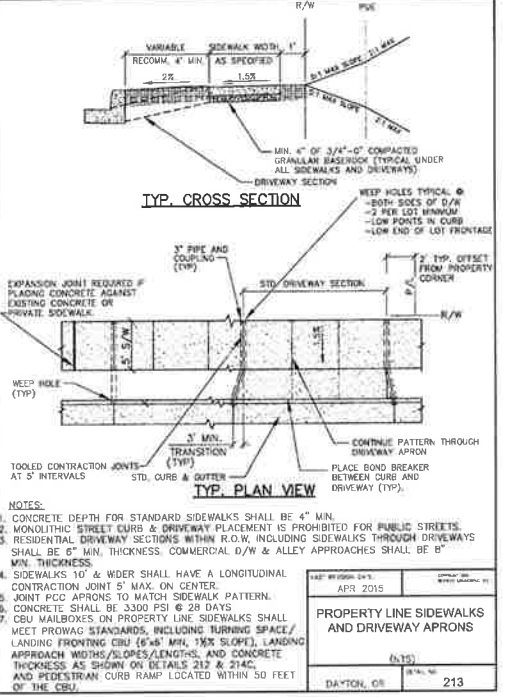
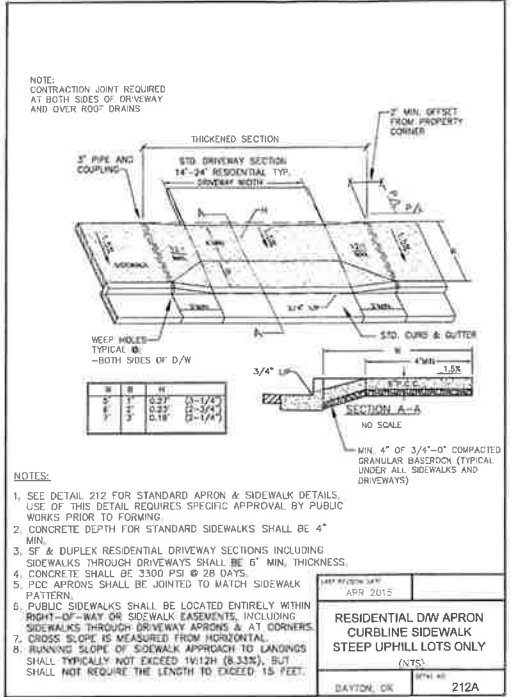
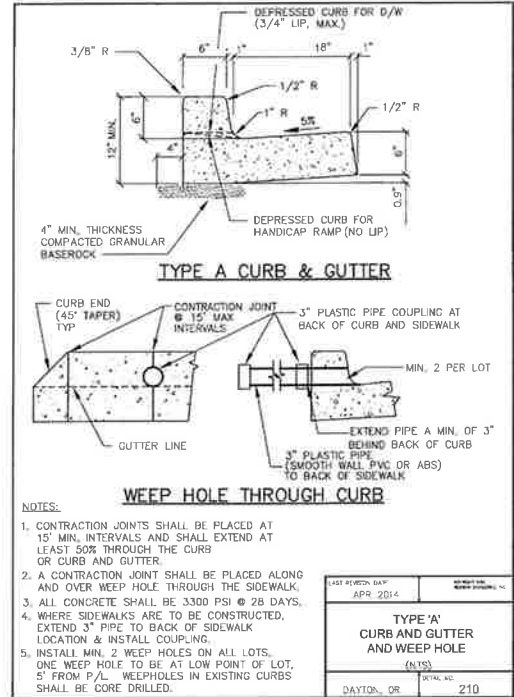
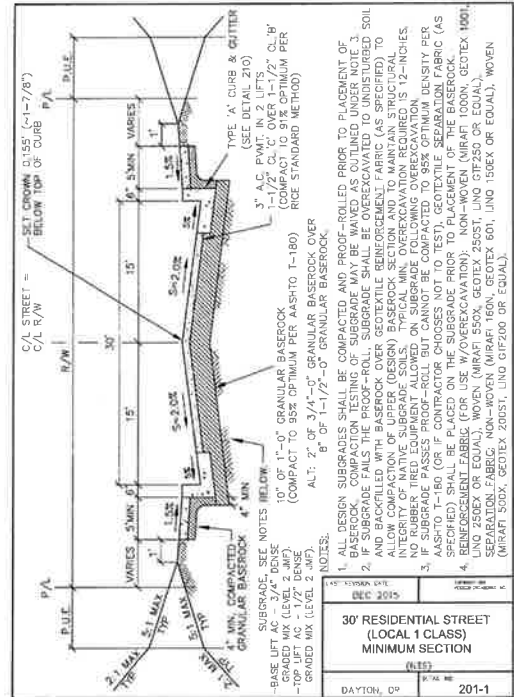
CLIENT: JEREMY NETTROUER
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(530) 883-3348

ALIGNED ENGINEERING, LLC
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ALOHA, OR 97078
Rose Emergo, Ph.D.
Robert Rippee, P.E.
Website: www.alignedengineeringllc.com

DESIGNED: RSE
DRAWN: REM
CHECKED: RER
DATE: 9/7/18

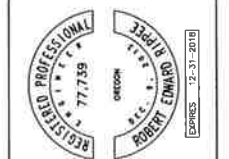
SHEET C-4
4 of 7
JOB NO. 170005

A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 , RANGE 03W, W.M.,
CITY OF DAYTON, YAMHILL COUNTY, OREGON



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TITLE: **STORM AND ROADWAY DETAILS**
DAYTON POINT, LLC SUBDIVISION
CITY OF DAYTON OREGON

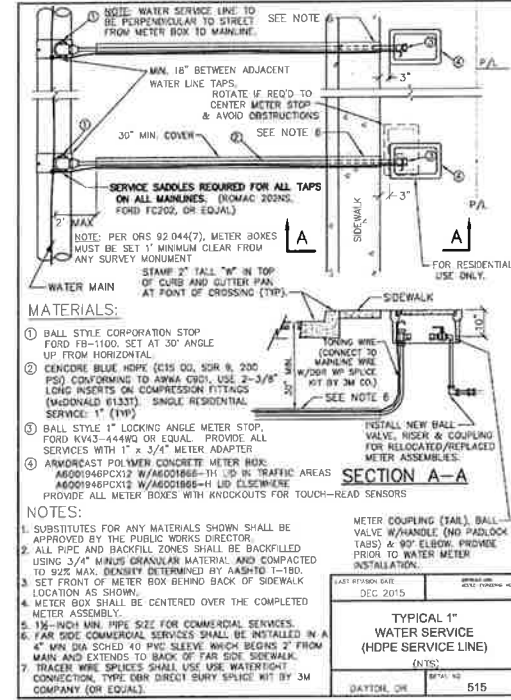
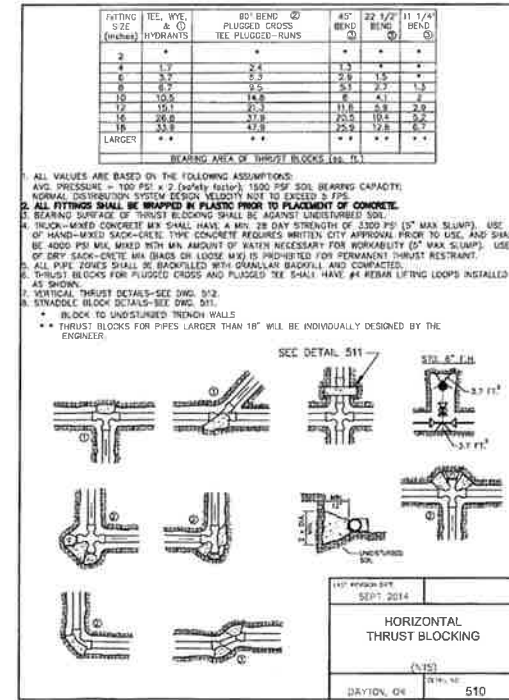
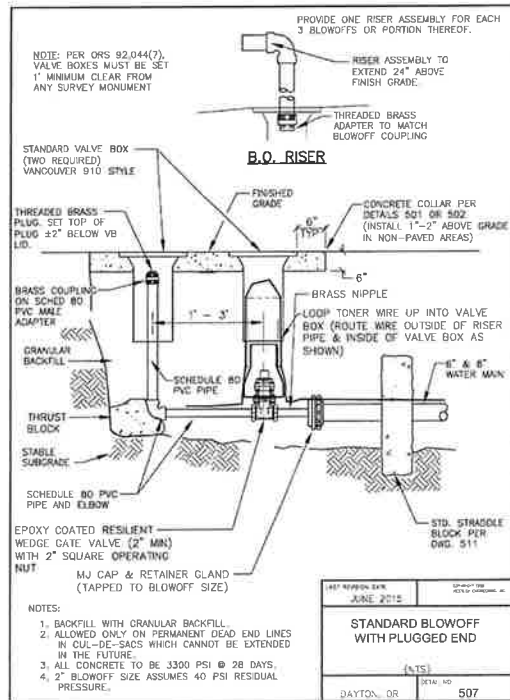
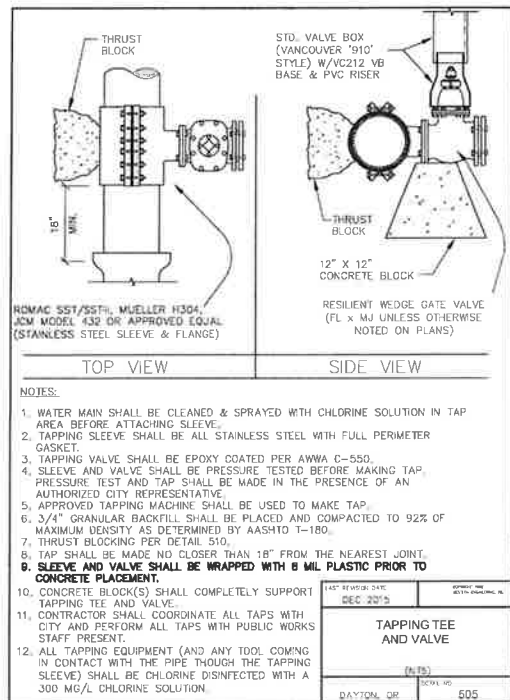
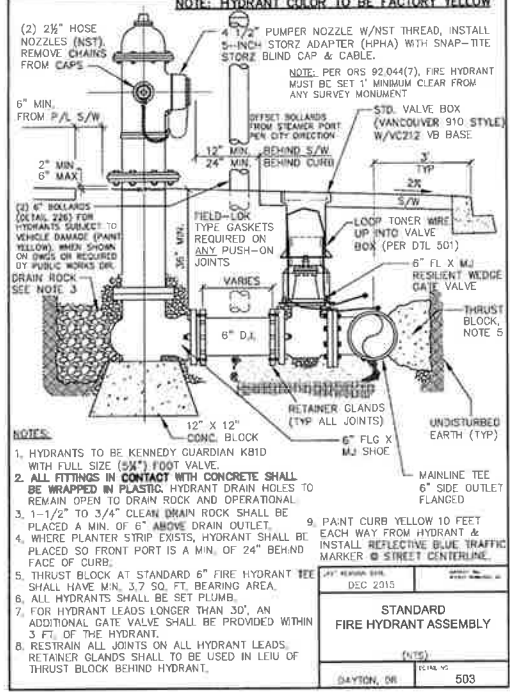
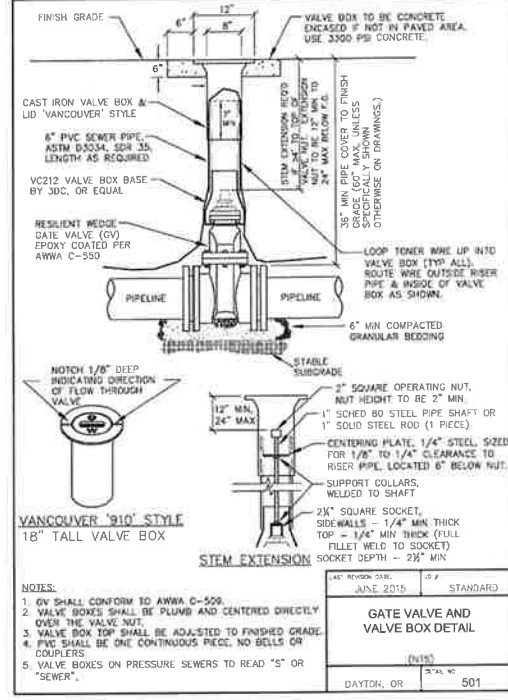
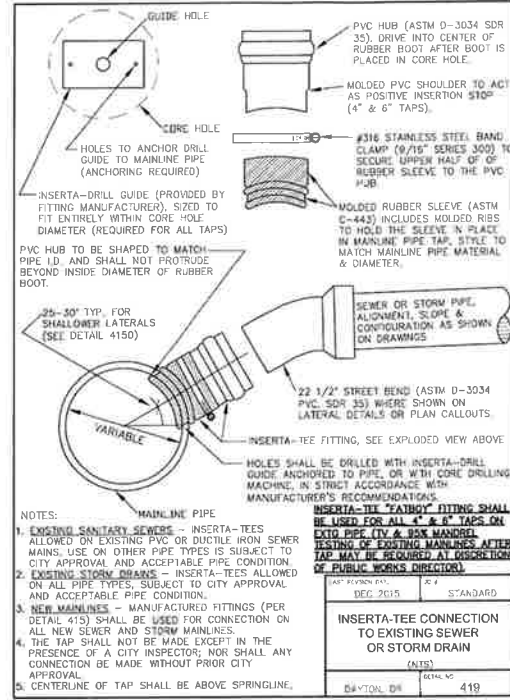
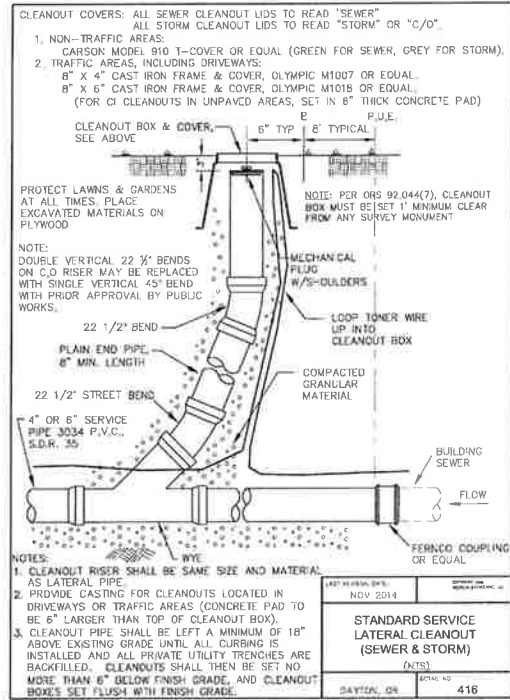
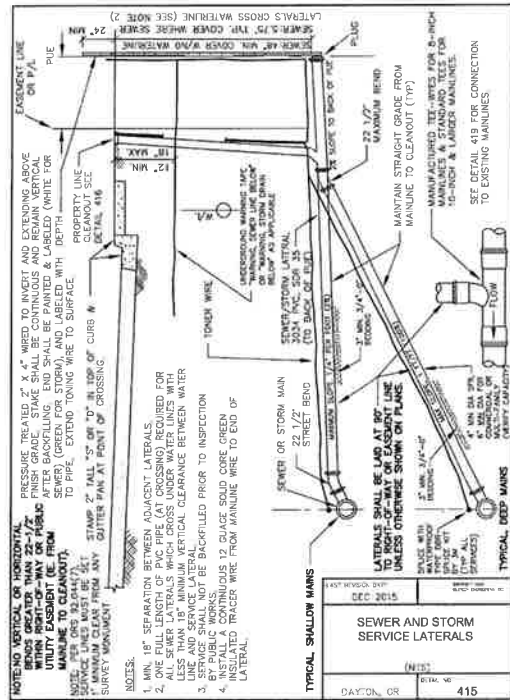
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Rose Emergo, Ph.D.
Robert Rippee, P.E.
Website: www.alignedengineeringllc.com

DESIGNED: RSE
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DATE: 9/27/18

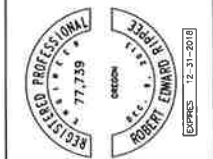
SHEET C-5 OF 7
JOB NO. 170005

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CITY OF DAYTON, YAMHILL COUNTY, OREGON



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TITLE: WATER AND SANITARY DETAILS
DAYTON POINT, LLC SUBDIVISION
CITY OF DAYTON
OREGON

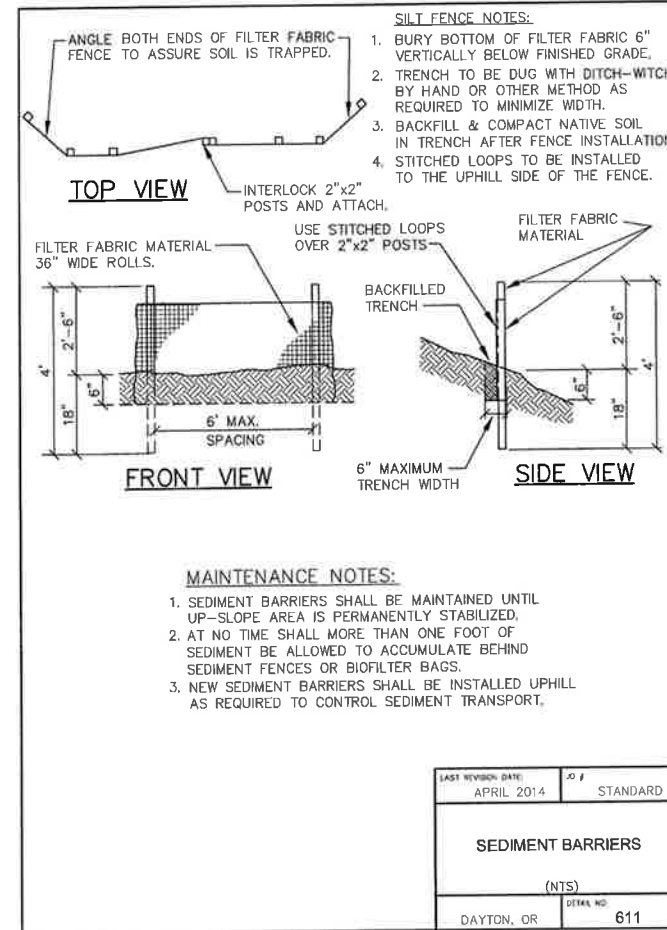
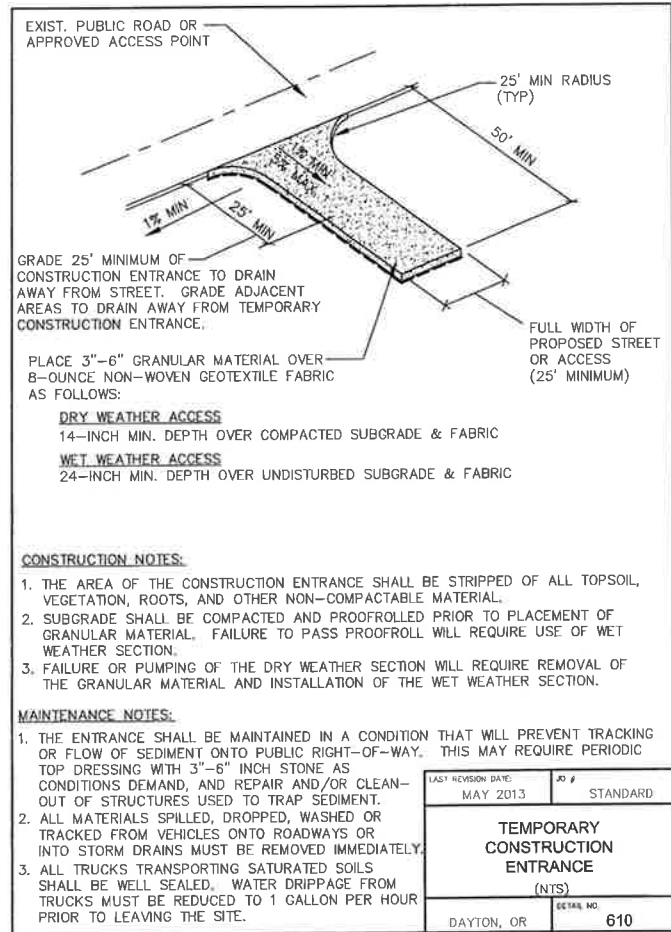
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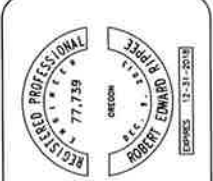
SHEET C-6 OF 7
JOB NO. 170005

A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 , RANGE 03W, W.M.,
CITY OF DAYTON, YAMHILL COUNTY, OREGON



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TITLE:
TEMPORARY EROSION CONTROL DETAILS
DAYTON POINT, LLC SUBDIVISION
CITY OF DAYTON OREGON

CLIENT:
JEREMY NETTROUER
MCMINVILLE, OR
(530) 883-3348

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SHEET
C-7
7 OF 7
JOB NO.
170005